085.0	0006	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	796,200 /	796,200
					USE VALUE:	796,200 /	796,200
					ASSESSED:	796,200 /	796,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZWAHLEN HEATHER & JACQUE W	
Owner 2:		
Owner 3:		
Street 1:	71 WESTMORELAND AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	HAZELTINE GEORGE -
Owner 2:	NAUGHTON JOSHUA -
Street 1:	71 WESTMORELAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Vinyl Exterior and 1634 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	394,000	3,200	399,000	796,200
Total Card	0.115	394,000	3,200	399,000	796,200
Total Parcel	0.115	394,000	3,200	399,000	796,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 487.27 | /Parcel: 487.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
53934			11/01/18

!6964!

PREVIOUS ASSESSMENT

Parcel ID 085.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	394,000	3200	5,000.	399,000	796,200	796,200	Year End Roll	12/18/2019
2019	101	FV	297,600	2400	5,000.	393,300	693,300	693,300	Year End Roll	1/3/2019
2018	101	FV	297,600	2400	5,000.	302,100	602,100	602,100	Year End Roll	12/20/2017
2017	101	FV	297,600	2400	5,000.	285,000	585,000	585,000	Year End Roll	1/3/2017
2016	101	FV	297,600	2400	5,000.	262,200	562,200	562,200	Year End	1/4/2016
2015	101	FV	280,800	2400	5,000.	245,100	528,300	528,300	Year End Roll	12/11/2014
2014	101	FV	280,800	2400	5,000.	225,700	508,900	508,900	Year End Roll	12/16/2013
2013	101	FV	280,800	2400	5,000.	225,700	508,900	508,900		12/13/2012

PRINT

Date	Time
12/10/20	21:39:31

LAST REV

Date	Time
07/18/19	09:49:24

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6964

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAZELTINE GEORG	49689-272		6/28/2007		555,000	No	No		
HAZELTINE GEORG	48687-17		12/18/2006	Family	1	No	No		
LOCKE WILLIAM A	48686-567		12/18/2006		470,000	No	No		
	13196-412		5/1/1977		34,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/3/2017	125	Redo Bat	24,850	C				
9/23/2014	1241	Wood Dec	23,000		9/23/2014			Deck renovation.
1/29/2007	59	Redo Kit	25,000	C		G9	GR FY09	add 1/2 bth finish
3/13/1996	55		8,500	C				REM/BATH REP COLUM

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
4/25/2009	Meas/Inspect	372	PATRIOT
12/19/2008	Measured	163	PATRIOT
12/3/2008	MLS	MM	Mary M
8/8/2007	MLS	HC	Helen Chinal
1/14/2000	Mailer Sent		
1/14/2000	Measured	276	PATRIOT
4/10/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	53934
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	79000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441722
Depreciation:	47706
Depreciated Total:	394016

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

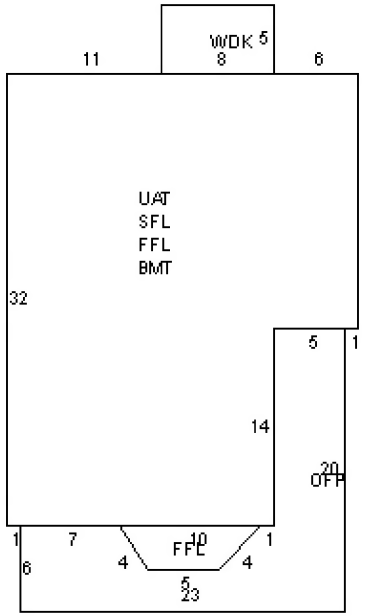
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	193.03
Special Features:	0	Val/Su Net:	152.95
Final Total:	394000	Val/Su SzAd	270.79

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	739	175.480	129,682
BMT	Basement	716	52.640	37,694
SFL	Second Floor	716	175.480	125,645
OFP	Open Porch	186	25.370	4,719
UAT	Upper Attic	179	135.120	24,187
WDK	Deck	40	16.000	640

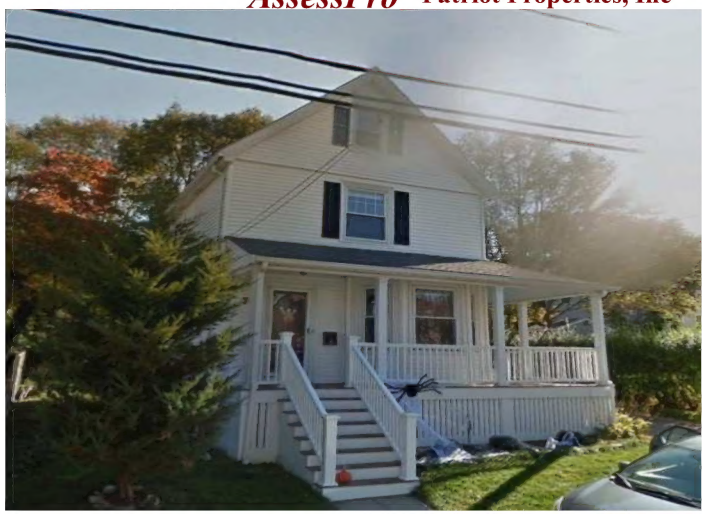
Net Sketched Area:	2,576	Total:	322,567
Size Ad	1455	Gross Are	3113	FinArea	1634
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X19	F	FR	1950	25.34	T	50	101			2,400			2,400
19	Patio	D	Y	1	12x20	A	AV	2000	3.81	T	15.2	101			800			800

More:	N	Total Yard Items:	3,200	Total Special Featues:		Total:	3,200